

# Country Village Property Owner's Association, Inc.

## Building Control Guidelines and Regulations

**WHEREAS**, the property affected by these Building Control Guidelines and Regulations is subject to certain dedications, covenants and restrictions (the "Declaration") set out in instruments recorded in the Montgomery County, Texas, as follows:

Vol. 1170, Page 796, *et seq.*, of the Deed Records of Montgomery County, Texas; and Clerk's File No. 8110232, of the Official Public Records of Real Property of Montgomery County, Texas; and

**WHEREAS**, pursuant to the authority vested in Country Village Property Owner's Association, Inc. (the "Association") in the Declaration and as required by the Texas Property Code, the Board of Directors (the "Board") of the Country Village Property Owners Association, Inc. ("CVPOA") has determined that, in order to provide clear and definitive guidance for maintaining the aesthetics and architectural harmony of the community, it is appropriate to adopt guidelines toward that end. Therefore, the Board hereby promulgates the following Building Control Guidelines and Regulations.

**NOW, THEREFORE, BE IT RESOLVED** that the following conditions and requirements are hereby established for Association Building Control Guidelines and Regulations:

### GUIDELINES AND REGULATIONS

The following guidelines adopted by the Building Control Committee (the "BCC") and the Board of Directors are to specify the standards, requirements and thought process used in evaluating various exterior improvements. These guidelines may be amended from time-to-time as circumstances, conditions, or opinions of the BCC dictate. *Such amendments may only take place with majority Board approval and a quorum of property owners present during a special called meeting for the purpose of discussing and voting to accept proposed amendment(s) to this document.*

*Quorum for Special Called Meetings: The Members holding thirty percent (30) of the votes which may be cast shall constitute a quorum at such meeting. Absentee and electronic ballots shall be counted for purposes of establishing a quorum for items appearing on the ballot. Those property owners, eligible for vote, in attendance of the special called meeting may vote on site.*

## **Purpose:**

The purpose of this Building Control Guidelines and Regulations document (BCG&R) is to maintain consistent decisions by the Board pertaining to enforcement of the deed restrictions, or business activities conducted by the Board. This BCG&R document does not take precedence, contradict, or impose new rules as recorded in the Deed Restrictions.

The BCC will make every effort to review improvement plan submissions as soon as possible; however the BCC has thirty (30) days to respond to any and all improvement plan submissions. The 30 period begins upon the date the plans are received by the BCC. Make sure plans are submitted early enough to allow for review by the BCC. Failure to do so could delay construction start-up.

The following guidelines shall be applicable to all properties under the jurisdiction of the Association. These guidelines shall also encumber any future property which maybe brought within the jurisdiction of the Association. This BCG&R document supersedes and takes the place of any previous building control guidelines for the Association.

## **A. HOMES AND GARAGES:**

1. No improvements on the property may begin until any outstanding balance owed to the Association is paid in full. Construction may only start after receiving the *approved* Plans from the BCC/Board with the corporate stamp and a minimum of three (3) Board members signatures. Only the approved plans may be built.
2. Two (2) complete sets of architectural building plans, specifications, and plot plans, must be submitted to the BCC for approval. Plot plans show where the home, garage, driveways, water well, and septic systems, etc. will be located on the property. The architectural plans shall include, but are not limited to, building size, materials to be used, exterior materials and colors. Exterior materials must be brick, rock, wood, James Hardie Fiber Cement Siding, or stucco. Any changes to the structure after receiving approval are required to be resubmitted to the BCC for approval before continuing construction.
3. All homes must be a minimum of 1,800 square feet living area. This does not include garages, porches, breeze ways or patios. The building location must not be built within a minimum of twenty feet (20') from the side and back property lines and sixty feet (60') from the road frontage boundaries as stated in the Deed Restrictions.
4. All homes shall be built with the quality of materials and design of the established homes in the subdivision to maintain architectural harmony.

5. The exterior of the home or improvement must be completed within twelve (12) months of starting construction. Failure to do so may result in a deed restriction violation and possible legal action.
6. All homes, garages and other buildings shall have colors that are earth tone such as warm, muted colors ranging from neutral to deep brown. No bold colors will be allowed.
7. All roofing shingles, including storm shingles, or other approved materials must be dark in color, such as brown, black, dark green or navy. Any other color must be approved. No bright or florescent colors will be considered.
8. A home may be constructed in the middle of adjoining lots provided the property is surveyed as one lot, and special permission by the Board of Directors for placement of the home in the desired location.

## **B. BARNs, METAL BUILDINGS, ETC.**

1. The same building approval rules apply for barns, out buildings, workshops, animal shelters etc. Two (2) sets of building plans must be submitted for approval by BCC before beginning construction. The Plans shall include building size, materials used for construction, and placement plot/plan showing proposed location of building on the property. These types of buildings shall not be constructed until after occupancy of the approved and completed residence, and shall be built with materials matching the home or environment.
2. Placement of the structure also requires the property line offsets to be maintained, twenty feet (20') from the side and back property line, and sixty feet (60') from the road frontage boundaries.
3. Building(s)/structure(s) shall not be constructed in front of the main residence. Barns, greenhouses and/or metal buildings shall be for PERSONAL USE ONLY. Commercial use is not allowed and shall result in violation of the deed restrictions which can lead to costly legal proceedings.
4. Buildings will be a maximum of 2,400 square feet. A variance on building size may be granted based on the property/lot size and location of building.
5. Any buildings must be constructed using new materials. Montgomery County building code and permit requirements must be followed along with required approvals from the BCC.

## **C. SEPTIC SYSTEMS AND WELLS**

1. A building permit from the county and a perk test for a septic system shall be provided to the BCC.
2. All state and county laws and rules shall apply for septic and well installations.

## **D. PONDS/PRIVATE LAKES**

1. If the property is located in the flood plain, approval from the county engineer must be obtained PRIOR to construction of a pond, or fill dirt which will cause property elevation change that may alter the natural drainage of the land.
2. Ponds or property buildups may not change the flow of natural drainage.
3. Banks around ponds or property buildup are not allowed to redirect the flow of water or cause pooling on a neighbor's property.

## **E. FENCES**

1. Only acceptable materials will be approved. These are chain link, wood, brick, rock, vinyl fencing, and stock panel wire. Other materials, including chicken or barbed wire, are not acceptable. Typical post spacing is eight (8) to ten (10) feet apart depending on the type of fence to be installed. Request for variance needs to be included in the approval request if other post spacing is needed.
2. Privacy/Board fences shall not be built or constructed beyond the front of the residence.
3. Fence requests shall be submitted to the BCC for approval before beginning construction. These plans must include materials to be used, post spacing, and placement on the property. Fence location on front property line shall be 10' offset from the property line. Front property line is defined as the property line along the road. Variance approval from the BCC is required if the fence is to be built outside of the scope of this section.

## **F. CULVERTS**

All culverts must be set by the County Commissioner's office to maintain proper ditch drainage.  
Contact information: Precinct 4 Montgomery County Commissioner, (281) 577-8919

## **G. RAIN BARRELS**

1. No more than three (3) rain barrels are permitted per tract and may not be larger than sixty (60) gallons each.
2. Rain barrels must be a color such as wood grain, brown, black or dark green. No bright fluorescent colors are acceptable. The barrel(s) must be placed behind the house, garage or barn and cannot be seen from the road frontage.

## **H. RENTERS**

1. The property owner is responsible to furnish a set of deed restrictions, building guidelines and regulations, and bylaws to anyone renting or leasing property. A signature page confirming receipt and agreement to the deed restrictions, building guidelines and regulation, and bylaws by the renter/lesser may be mailed to the Association.

## **I. LOGGING**

1. No property may be commercially logged.
2. All clearing and building debris must be cleaned and burned/hailed away weather permitting.
3. Make sure to stay within property boundaries. Failure to do so may result in litigation or financial obligation by/to the adjoining property owner.

For questions or clarification regarding building guidelines, please contact the Building Control Committee via postal mail, or email: [board@cvpoaboard.com](mailto:board@cvpoaboard.com)

CVPOA

P.O. Box 1622

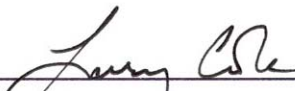
Porter, TX 77365

This is to certify the foregoing Building Control Guidelines and Regulations are adopted by this board of directors and the BCC effective as of November 15, 2015, until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby approves and authorizes the above Policy.

Signed this 12th day of October, 2015.

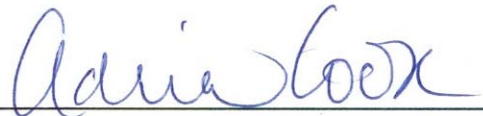
## Country Village Property Owner's Association, Inc.

  
\_\_\_\_\_  
Larry Cook, President

  
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Ron McFarland, VP Building Control

  
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Tammy Babcock, VP Deed Restrictions

  
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Cristi Poole, Secretary

  
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Adrien Cook, Treasurer